

## EXHIBIT "A"

PAGE 1 OF 4



### Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### PROPERTY DESCRIPTION PARCEL 21

BEING A 0.114 OF ONE ACRE (4976 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 6.688 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO 8319 N. LAMAR, LTD., RECORDED IN DOCUMENT NO. 2018004497 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.114 OF ONE ACRE (4976 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rebar found (Grid Coordinates: N=10101801.156, E=3125131.812) for the most Northerly corner of said 6.685 acre tract and the most Westerly corner of Lot 3-B, AMENDED PLAT OF RESUBDIVISION OF LOT 3, C.B.P. COMMERCIAL SUBDIVISION, recorded in Vol. 87, Pg. 179A of the Plat Records of Travis County, Texas, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies);

THENCE **South 61°57'02" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said 6.685 acre tract and said Lot 3-B, a distance of **16.00** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE **South 48°24'54" West** over and across said 6.685 acre tract, a distance of **331.76** feet to a Calculated Point not set in the Southwest line of said 6.685 acre tract and the Northeast line of a called 3.27 acre tract of land described in a General Warranty Deed to Mildred Evelyn Schlueter Buck, recorded in Document No. 2003049599 of said Official Public Records;

## EXHIBIT "A"

PAGE 2 OF 4

THENCE **North 61°59'07" West** coincident with the common dividing line of said 6.685 acre tract and said 3.27 acre tract, a distance of **16.00** feet to a Calculated Point not set for the most Westerly corner of said 6.685 acre tract and the most Northerly corner of said 3.27 acre tract, also being in said existing Easterly right-of-way line of North Lamar Boulevard, from which a 1/2-inch iron rebar found for the most Westerly corner of said 3.27 acre tract and the most Northerly corner of a called 3.444 acre tract of land described in a Warranty Deed to Ryder Truck Rental, Inc., recorded in Vol. 7292, Pg. 594 of the Deed Records of Travis County, Texas, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 48°24'54" West a distance of 52.93 feet;

THENCE **North 48°24'54" East** coincident with the common dividing line of said 6.685 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **331.77** feet to the **POINT OF BEGINNING** and containing 0.114 of one acre of land (4976 Square Feet) more or less.

\*REVISED 05/02/2018 - Update ownership

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.

  
Travis S. Tabor

Registered Professional Land Surveyor  
State of Texas No. 6428

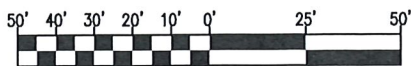
05/03/2018  
Date



Job Number: 16-006\_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006\_Parcel 21





GRAPHIC SCALE

## EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND  
TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	S61° 57' 02"E	16.00'
L2	N61° 59' 07"W	16.00'

AMENDED PLAT OF RESUBDIVISION OF  
LOT 3, C.B.P. COMMERCIAL SUBDIVISION  
VOL. 87, PG. 179A  
P.R.T.C.T.

P.O.B.  
GRID COORDS  
N=10101801.156  
E=3125131.812

PARCEL 21  
0.114 OF  
ONE ACRE  
(4976 SQ. FT.)

8319 N. LAMAR, LTD.,  
6.688 ACRES  
DOC. NO. 2018004497  
O.P.R.T.C.T.

J.P. WALLACE SURVEY  
ABSTRACT NO. 789

NORTH LAMAR BOULEVARD  
(R.O.W. VARIES)

POLE  
#300474

TREES

ASPH.  
DRIVE/PKG.

(N50°25'00"E 335.10')  
(N48°24'54"E 331.77')  
(S48°24'54"W 331.76')

EASEMENT  
CITY OF AUSTIN  
VOL. 6997, PG. 981  
D.R.T.C.T.

ASPH.  
DRIVE/PKG.

MILDRED EVELYN SCHLUETER BUCK  
3.27 ACRES  
DOC. NO. 2003049599  
O.P.R.T.C.T.

EASEMENT  
CITY OF AUSTIN  
VOL. 2470, PG. 378  
D.R.T.C.T.

RYDER TRUCK RENTAL, INC.  
3.444 ACRES  
VOL. 7292, PG. 594  
D.R.T.C.T.

JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006\_PARCEL 21

DRAWING FILE PATH:

L:\City of Austin\811 Upgrade\DWGS\Parcels

FIELDNOTE FILE PATH:

L:\City of Austin\811 Upgrade\Metes and Bounds

RPLS: TST TECH: TST PARTYCHIEF: JA CHK BY: JB

SHEET 03 of 04 FIELDBOOKS: 265/267 SCALE: 1"= 50'



LANDESIGN  
SERVICES, INC.

512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY  
GF NO.: CTA-07-CTA1601117JP  
ISSUE DATE: JUNE 8, 2016 - EFFECTIVE DATE: MAY 31, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

- 10a. NOT A SURVEY MATTER.  
10b. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOTED HEREON.  
10c. NOT A SURVEY MATTER.  
10d. NOT A SURVEY MATTER.  
10e. NOT A SURVEY MATTER.  
10f. NOT A SURVEY MATTER.  
10g. NOT A SURVEY MATTER.  
10h. SANITARY SEWER EASEMENT, RECORDED IN VOL. 3237, PG. 1562, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER AFFECTED BY RELEASE OF SANITARY SEWER SEWER EASEMENT, RECORDED IN VOL. 11021, PG. 453, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.  
10i. SANITARY SEWER EASEMENT, RECORDED IN VOL. 6765, PG. 418, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.  
10j. ELECTRIC AND TELEPHONE EASEMENT, RECORDED IN VOL. 6997, PG. 981, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.  
10k. DRAINAGE EASEMENT, RECORDED IN VOL. 9628, PG. 600, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.

\*REVISED 05/02/2018 - Update ownership

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.









THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.

  
TRAVIS S. TABOR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS - NO. 6428





















05/03/2018  
DATE



LEGEND

	COTTON SPINDLE FOUND (OR AS NOTED)
	TX.D.O.T. TYPE I MONUMENT FOUND
	TX.D.O.T. TYPE II MONUMENT FOUND
	IRON REBAR FOUND (1/2" OR AS NOTED)
	IRON PIPE FOUND (1/2" OR AS NOTED)
	IRON REBAR FOUND WITH CAP (ILLEGIBLE)
	NAIL FOUND (PK OR AS NOTED)
	CALCULATED POINT NOT SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
O.R.T.C.T.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
C.R.T.C.T.	CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
(S45°E 45')	RECORD INFO. PER TRAVIS COUNTY

LEGEND

CO	WASTEWATER CLEANOUT	OHE	OVERHEAD ELECTRIC
	WATER METER		ELECTRIC MISC.
	WATER VALVE		ELECTRIC MANHOLE
	IRRIGATION CONTROL VALVE		POLE
	UNKNOWN MANHOLE		POWER POLE
	ELECTRIC PULLBOX		SIGN POST
	FLAGPOLE		WATER METER
	GUARDRAIL		FIRE HYDRANT
	IRON FENCE		BOLLARD
	CHAIN LINK FENCE		TELEPHONE MANHOLE
			TELEPHONE PEDESTAL
			CABLE MARKER
		CONC.	CONCRETE
		ASPH.	ASPHALT
		PKG.	PARKING AREA
		E.P.	EDGE OF PAVEMENT
		B.O.C.	BACK OF CURB

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 21	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels	
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs	
RPLS: TST	TECH: TST
PARTYCHIEF: JA	CHK BY: JB
SHEET 04 of 04	FIELDBOOKS: 265/267
SCALE: 1" = 50'	



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